



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: OCTOBER 13, 2005

TO: PLANNING COMMISSION

FROM: JAMES CARUSO, SENIOR PLANNER

SUBJECT: THIRD TIME EXTENSION FOR CLARK DEVELOPMENT PLAN: D990323D

SUMMARY

The applicant requests a third time extension of Development Plan (D990323D); a proposal to construct a 33-room senior care facility with centralized kitchen, dining and other on site facilities. The structure is approximately 18,000 square feet including 10,000 sq. ft. on the lower story and 8,000 sq. ft. in the upper floor. The applicant further proposes to include 23 parking spaces at the front of the facility. In addition, recreational areas, landscaping and water storage (cistern) are located in the exterior of the building. The site is located at the intersection of Green and Ardath Streets, just south and west of Londonderry Street in the community of Cambria in Supervisorial District Number 2. (APN 024-191-052;056;057;058;059).

RECOMMENDATION

Approve the third time extension to be valid until August 23, 2006 for this Development Plan Permit based on findings in Exhibit A that carry over the original findings and conditions as amended by resolution, and attached to this staff report.

DISCUSSION

The Planning Commission approved Development Plan (D990323D) on August 23, 2001. The first and second one-year time extensions were authorized by the Planning Director and extended the life of the permit to August 23, 2005. The applicant submitted the request for a third time extension on June 23, 2005. Planning Commission approval is required for this third, and final, one-year time extension (pursuant to the Land Use Ordinance Section 23.02.050). If substantial site work has not occurred by the end of the third extension, the use permit will become void.

The Planning Commission may grant a third time extension with the adoption of the following findings:

1. That substantial site work could not be completed as set forth in Section 23.02.042 because of circumstances beyond the control of the applicant.

The applicant stated that the project has not yet been started due to reconsideration of services that will be provided by the facility. The applicant would like to include a unit to care for patients suffering from Alzheimer's disease in addition to previously approved assisted living facilities.

2. There have been no changes to provisions of the Land Use Element applicable to the project since approval of the land use permit.

No changes to the Land Use Element have been made since the previous time extension.

3. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Ordinance apply to the project.

The project is consistent with the context of the surrounding area and the Land Use Ordinance.

4. There have been no changes to the capacities of community resources, including water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.

The applicant has a valid intent letter from the Cambria Community Services District for 11.7 EDUs that is valid thru June 2006 according to Joyce Hannum of the Cambria Community Services District who was contacted by phone on June 12, 2005

5. The original findings used to justify the initial approval of this permit can still be made pursuant to the Land Use Ordinance.

The original permit findings and conditions of approval can still be made.

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PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, August 23, 2001

PRESENT: Commissioners Cynthia Boche, Eugene Mehlschau, Bob Roos, Chairman Wayne Cooper

ABSENT: Commissioner Doreen Liberto-Blanck

RESOLUTION NO. 2001-78
RESOLUTION RELATIVE TO THE GRANTING
OF A DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 23rd day of August, 2001, grant a Development Plan/Coastal Development Permit to MIKE CLARK to allow construction of an assisted living facility consisting of 33 assisted living studio suites (400 square feet each) with centralized kitchen and dining facilities, lounge, physical therapy and other services. The facility is approximately 18,000 square feet, two stories with 25 parking spaces, in the Residential Multi Family Land Use Category. The property is located in the county on the north side of Ardath and Green Streets at the corner of Ardath, Green and Londonderry Drive, west of Highway 1 in the community of Cambria, APN: 024-191-052, in the North Coast Planning Area. County File Number: D990323D.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Findings listed in Exhibit A.

WHEREAS, The Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 23rd day of August, 2001, does hereby grant the aforesaid Permit No. D990323D.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through

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conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 23.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Commissioner Roos, seconded by Commissioner Boche, and on the following roll call vote, to-wit:

AYES: Commissioners Roos, Boche, Mehlschau, Chairman Cooper

NOES: None

ABSENT: Commissioner Liberto-Blanck

the foregoing resolution is hereby adopted.

/s/ Wayne Cooper
Chairman of the Planning Commission

ATTEST:

/s/ Diane Tingle
Secretary Planning Commission

Exhibit A
D990323D - Findings

- A. As conditioned the proposed project is consistent with the Local Coastal Program and the Land Use Element of the general plan because the use is allowed in the RMF category. The use is consistent with all other elements of the general plan.
- B. As conditioned, the project or use satisfies all applicable provisions of Title 23 of the San Luis Obispo County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in this particular case, be detrimental to the health, safety or welfare of the general working public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is the construction of a 33 room care facility in the midst of a residential neighborhood.
- E. The project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because San Antonia Street, a local street, is constructed to a level to be able to handle any additional traffic associated with the project.
- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because of the project's distance to marine resources, it will not inhibit access to coastal waters and recreation areas.
- G. Based on the initial study and all comments received there is no evidence that the project will have a significant effect on the environment.

EXHIBIT B
Conditions of Approval - D990323D

Approved Development

1. This approval authorizes the construction of:
 - a. a 33 room, 18,000 sq. ft. senior care facility in two stories and a maximum height of 25 feet.
 - b. Construction of 23 parking spaces as shown on the approved site plan.
 - c. Landscaping, cistern and drainage facilities as shown on the approved site plan.

Site Development

2. Site development shall be consistent with the approved site plan, floor plans and elevations.

Building Height

3. Building height shall not exceed 25 feet measured from average natural grade and shall substantially conform to the height shown on the approved plans. Prior to setting forms and foundation inspection, the applicant shall have a qualified professional set a control point for verification of height measurement. The control point shall be inspected by a building inspector prior to pouring footings or retaining walls.

Archaeology

4. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease, and the Environmental Coordinator and the Planning Department shall be notified so that the extent and location of discovered material may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and the Environmental Coordinator so the proper disposition may be accomplished.

Fire Safety Plan

5. **Prior to final inspection**, the applicant shall provide proof of compliance with an approved safety plan from the Cambria Fire Dept.

Will-Serves

6. **Prior to the issuance of any permit**, the applicant shall submit a final will serve letter from

the Cambria Community Services District

APCD Requirements

7. The applicant shall approve the following list or as approved by the Planning Director: all glazing to be dual pane; wall and ceiling insulation to be upgraded one level from Title 24 requirements; appliances, furnaces, water heaters and lighting to be high efficiency and energy conserving; use solar water heaters.

Building Architecture

8. Prior to issuance of construction permits, the applicant shall submit detailed architectural elevations showing the following:
 - a. Type of exterior materials
 - b. Use of darker color tones for all exterior materials.
 - c. darker color and materials for all parts of the roof.

Landscape Plan

9. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within (60) days after final building inspection and thereafter maintained in a viable condition on a continuing basis.
10. **Prior to issuance of a construction permit**, submit a landscaping/irrigation plan to the Development Review Section of the Department of Planning and Building for review and approval, to show the landscape features required by Land Use Ordinance section 23.04.180 et seq., and to show other landscape features required by these conditions of approval:
 - a. use of native plants
 - b. street trees within 10 feet of the sidewalk
 - c. all trees to remain unless a qualified professional concludes a tree is dead or diseased
 - d. include landscaping in all areas not otherwise indicated for another use.
 - e. screen parking area from Ardath and Highway 1.

Drainage

11. **Prior to issuance of a building permit for new construction**, the applicant shall submit a grading and drainage plan pursuant to Title 23 of the County Code to the Department of Planning and Building for review and approval.

Lighting

12. At the time of application for construction permits, the applicant shall provide an exterior lighting proposal. The proposal shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed or

operated in a manner that would throw light, either reflected or directly, in an upward direction. New lighting plan constructed in accordance with CZLUO section 23.04.320.

Other Agency Permitting

13. Prior to issuance of a construction permit, the applicant shall provide evidence that the following agencies have reviewed and approved the project:
 - a. Environmental Health
 - b. Cambria CSD
 - c. State Dept. of Health Services and/or other licensing agency.
 - d. County Public Works (encroachment permits for all driveways).

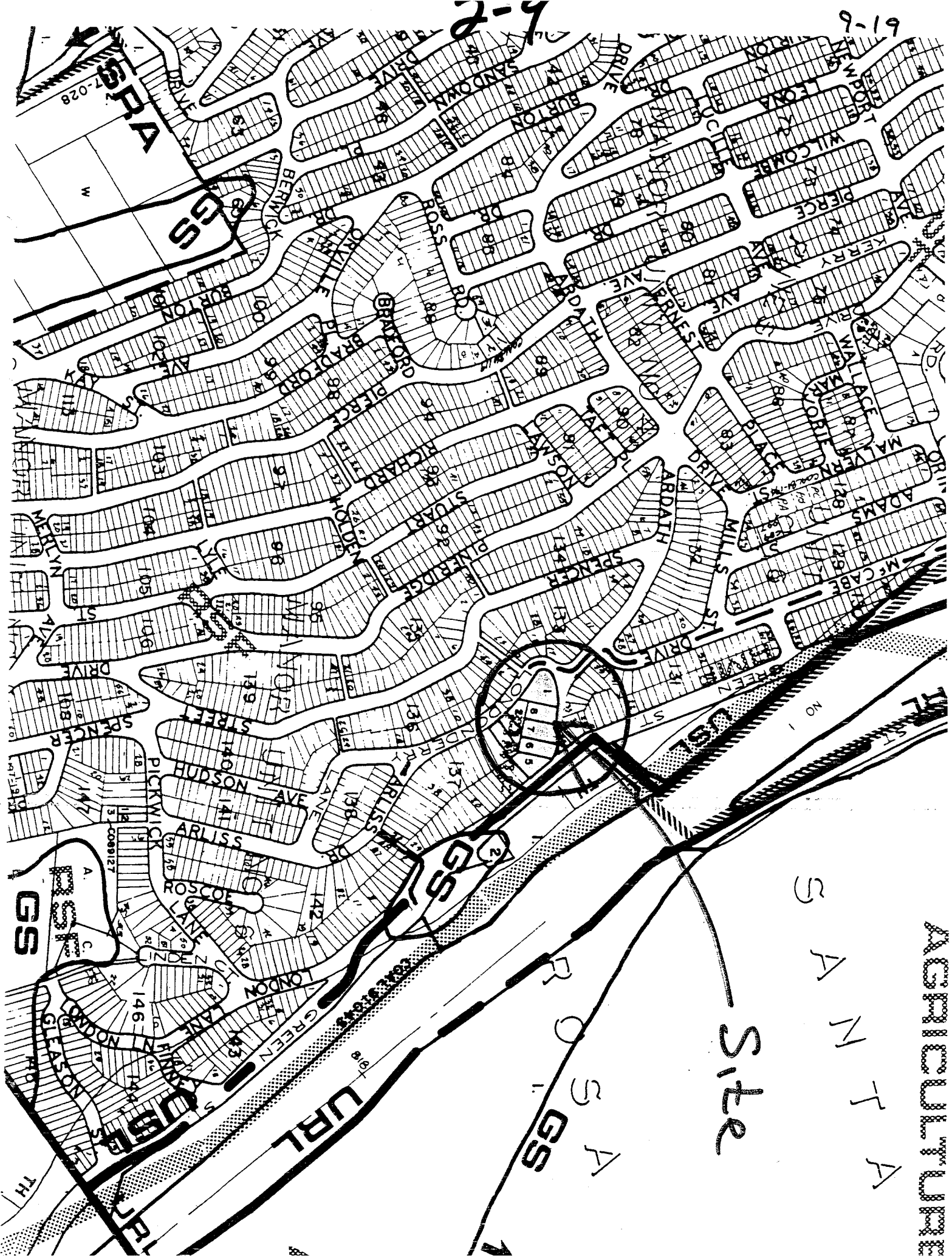
Signage

14. One low level sign shall be installed on the site as shown on the approve site plan. The sign shall be no more than 3 feet in height and shall not be backlit or interior lighted. It shall be wood or wood appearing and consistent with the architecture of the building.

AGRICULTURE

SANTA

Site



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